

(This report reflects all September Closed Sales reported through COB on October 3rd.)

MLS Sales Data



September 2024

Single family homes, including condominium units, reported a total of 468 closed sales for the month of September 2024. Comparatively, versus September 2023, this indicates a decline in sales of approximately 9.2% YOY at 468 v. 515 respectively. The average closed sales price for September 2024 was \$442,551 up 0.9% from the September 2023 closed sales price of \$438,716. Median closed sales price for September 2024 was \$420,500 up 2.6% from September 2023 median closed sales price of \$410,000.

Year to date closed sales through September total 4,288. This total is down 1.2% compared to closed sales reported through September last year of 4,340. The year to date average sales price through September is \$449,821 up 1.4% when compared to last year when year to date closed sales price was \$443,858 The median year to date closed sales price through September 2024 was \$417,112 up 1.5% to last year's year to date sales price through September of \$411,000.

Inventory, at the time of this report, totals 1,330 properties or 2.8 months of inventory, remarkably similar to last month with 2.4 months of inventory. New construction closed sales this month were down 28.4%. So far this year through September new construction closed sales are up 13.1% at 729 v.645.

Residential Site Built and Condo in Spokane County (On less than one acre)

HOME SALES MARKET ACTIVITY

AREA	Active Listings (as of 10/2/24)	New Listings	Expired Listings	Pending Sales	Closed Sales	Average Sales Price (Closed)	Median Sale Price (Closed)	Total Volume	New Home Sales Closed & Avg. Price
VALLEY									
110	153	103	19	57	69	473,253	440,000	32,654,466	11/513,279
111	1	0	0	0	0	0	0	0	0
112	106	65	21	26	42	546,087	494,750	22,935,648	9/513,828
140	75	44	5	21	18	459,350	440,000	8,268,300	0
141	12	8	2	5	3	465,833	424,000	1,397,500	0
142	7	5	0	8	5	493,520	470,000	2,467,599	1/545,599
SOUTH									
210	128	90	22	50	36	448,555	399,950	16,147,975	2/713,365
211	67	37	9	14	12	623,625	597,500	7,483,500	0
220	130	61	17	25	29	561,862	549,000	16,294,000	0
221	1	4	1	2	3	464,650	475,000	1,393,950	1/549,000
NORTHWEST									
330	143	111	14	64	62	313,915	320,860	19,462,700	1/550,000
331	136	88	30	62	54	508,228	487,500	27,444,291	15/529,686
332	14	6	1	2	1	585,000	585,000	585,000	0
NORTHEAST									
340	112	77	11	59	47	292,187	295,000	13,732,800	1/375,000
341	22	15	3	19	12	423,648	429,495	5,083,780	4/461,295
342	55	28	9	11	12	574,625	535,000	6,895,497	2/692,799
WEST PLAINS									
420	74	47	8	22	27	417,111	425,000	11,261,987	4/464,079
430	17	14	1	10	11	372,291	373,000	4,095,200	3/373,933
OS METRO NORTH									
532	35	26	0	22	15	404,511	390,000	6,067,660	4/383,783
542	10	7	1	1	2	365,750	365,750	731,500	0
OS METRO SOUTH									
612	7	2	0	1	2	260,000	260,000	520,000	0
622	2	1	0	0	0	0	0	0	0
DOWNTOWN									
700	23	8	4	2	6	365,083	312,500	2,190,495	0
10/2/24	1,330								
September Total		847	178	483	468	442,551	420,500	207,113,848	58/507,003
August '24	1,252	887	198	563	547	461,493	424,995	252,436,895	81/516,972
September '23	1,094	830	183	480	515	438,716	410,000	225,939,158	80/502,291
YTD '24		7,242	1,193	4,525	4,288	449,821	417,112	1,928,835,225	729/506,083
YTD '23		6,584	1,011	4,456	4,340	443,858	411,000	1,926,346,711	645/533,916

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<i>MARKET OVERVIEW September 2024</i>	<i>This Month</i>	<i>Previous Month</i>	<i>Percent Change</i>	<i>Previous Year</i>	<i>Percent Change</i>	<i>This Year to Date</i>	<i>Previous Year to Date</i>	<i>Percent Change</i>
RESIDENTIAL SITE BUILT AND CONDO (On less than 1 acre)								
Closed Sales	468	547	-14.5%	515	-9.2%	4,288	4,340	-1.2%
Average Price	\$442,551	\$461,493	-4.1%	\$438,716	+0.9%	\$449,821	\$443,858	+1.4%
Median Price	\$420,500	\$424,995	-1.1%	\$410,000	+2.6%	\$417,112	\$411,000	+1.5%
Potential Short Sales	1	2	-50%	1	-	23	26	-11.6%
REO's	0	1	-100%	0	-	10	16	-37.5%
Pending Sales	483	563	-14.2%	480	+0.7%	4,528	4,456	+1.7%
New Listings	847	887	-4.5%	830	+2.1%	7,243	6,584	+10.0%
Active Inventory *	1,330	1,252	+6.3%	1,094	+21.6%	N/A	N/A	N/A

*As of 10/02/2024

RESIDENTIAL RESALE (Excludes Condos and New Construction)								
Closed Sales	393	450	-12.7%	418	-6.0%	3,418	3,521	-3.0%
Average Price	\$440,657	\$456,001	-3.4%	\$434,277	+1.5%	\$444,277	\$435,766	+2.0%
Median Price	\$412,000	\$415,000	-0.8%	\$399,450	+3.2%	\$405,000	\$400,000	+1.3%
Active Inventory *	1,008	965	+4.5%	799	+26.2%	N/A	N/A	N/A

*As of 10/02/2024

RESIDENTIAL/SITE BUILT ON 1-5 ACRES								
Closed Sales	23	20	+15%	32	-28.2%	215	218	-1.4%
Average Price	\$786,939	\$816,870	-3.7%	\$789,759	-0.4%	\$749,177	\$690,937	+8.5%
Median Price	\$738,000	\$660,000	+11.9%	\$675,000	+9.4%	\$665,000	\$630,000	+5.3%

SITE BUILT RESIDENTIAL/NEW CONSTRUCTION (On less than 1 acre)								
Closed Sales	58	81	-28.4%	80	-27.5%	729	645	+13.1%
Average Price	\$507,003	\$516,972	-2.0%	\$502,291	+1.0%	\$506,083	\$533,916	-5.3%
Median Price	\$474,587	\$464,095	+2.3%	\$460,242	+3.2%	\$457,995	\$475,990	-3.8%